

# TOWN OF LOS ALTOS HILLS

## PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, SEPTEMBER 2, 2010 AT 7:00 p.m.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills** [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)

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### ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours.

### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

### 2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

### 3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

### Planning Commission Ex Parte Contacts Policy Disclosure

- 3.1. [LANDS OF PEARSON, 26301 Silent Hills Lane; File #60-10-ZP-SD-GD; A request for a Site Development Permit for an 8,086 sq. ft. two-story new residence \(maximum height: 31 feet\), a 1,321 sq. ft. detached garage, and 1,929 sq. ft. swimming pool. The applicant is requesting a Grading Policy exception for cut of](#)

up to 14 feet and fill of up to five (5) feet for the house and yard. CEQA Review: Categorical Exemption per Section 15303 a & e (staff-Brian Froelich).

- 3.2 Amendments to the Zoning and Site Development Codes to include the Fast Track Guide and checklist as part of the Fast Track Process (Section 10-2.1305.1) and remove the term “Design Guidelines” in Sections 10-1.502, 10-1.503, 10-1.504, 10-1.505, and 10-2.1305.
4. OLD BUSINESS – none.
5. NEW BUSINESS – none.
6. REPORTS FROM CITY COUNCIL MEETINGS
  - 6.1 Planning Commission Report for August 19 – Cancelled
  - 6.2 Planning Commission Representative for September 16 – Commissioner Harpootlian
  - 6.3 Planning Commission Representative for October 21 – Commissioner Collins
7. APPROVAL OF MINUTES
  - 7.1 Approval of August 5, 2010 minutes.
8. REPORT FROM FAST TRACK MEETING – AUGUST 17, 2010
  - 8.1 LANDS OF GALLELLO, 13040 East Sunset Drive; File #26-10-ZP-SD-GD; A request for a Site Development Permit for a 4,406 square foot new residence with a secondary dwelling unit (Maximum height: 27 feet). CEQA Review: Categorical Exemption per Section 15303 (a) (CONTINUED FROM THE AUGUST 10, 2010 FAST TRACK MEETING) (staff-Nicole Horvitz).
9. REPORT FROM SITE DEVELOPMENT MEETING – AUGUST 10 AND AUGUST 31, 2010
  - 9.1 LANDS OF PUN & TSEUNG, 27935 Roble Blanco Drive; File #58-10-ZP-SD; A request for a Site Development Permit for a 942 square foot addition that includes a secondary dwelling unit (maximum height 26’). CEQA review: Categorical Exemption per Section 15301 (e) (staff-Brian Froelich).
  - 9.2 LANDS OF LOPOTIOUK, 11885 Francemont Drive; File #114-10-ZP-SD; A request for a Site Development Permit for landscape screening for a 5,133 square foot two story new residence approved on May 26, 2009. CEQA review: Categorical Exemption per Section 15304 (b) (CONTINUED FROM THE AUGUST 24, 2010 SITE DEVELOPMENT MEETING) (staff-Nicole Horvitz).
  - 9.3 LANDS OF BRIDGES, 12254 Tapa Way; File #130-10-ZP-SD; A request for a Site Development Permit for an 890 square foot first and second floor addition

(max height: 25'). CEQA review: Categorical Exemption per Section 15301 e  
(staff-Brian Froelich).

- 9.4 LANDS OF YU, 14329 Miranda Way; File #149-09-ZP-SD; A request for a Site Development Permit for landscape screening for a 5,601 square foot two story new residence approved on November 7, 2006. CEQA review: Categorical Exemption per Section 15304 (b) (Staff-Nicole Horvitz).
10. ADJOURNMENT